



Moloney
COUNTRY PROPERTY



BROADFIELD NORTHIAM

BROADFIELD, THE PLAT, MAIN STREET, NORTHIAM, NR. RYE, EAST SUSSEX. TN31 6LU

CHAIN FREE. A DETACHED, 2 BED BUNGALOW, IN A TUCKED AWAY LOCATION, ENJOYING OUTSTANDING VIEWS OVER ADJOINING COUNTRYSIDE, CONVENIENTLY LOCATED FOR VILLAGE AMENITIES. SPACIOUS KITCHEN/BREAKFAST ROOM & SITTING/DINING ROOM, BEDROOM 1 WITH EN-SUITE WET ROOM, BEDROOM 2 WITH STUDY/DRESSING ROOM, SEPARATE WET ROOM. OFF ROAD PARKING FOR 3 VEHICLES, LOW MAINTENANCE GRAVELLED GARDEN TO THE REAR, LARGE PAVED TERRACE, FRONT GARDEN.

ACCOMMODATION LIST: ENTRANCE PORCH, KITCHEN/BREAKFAST ROOM, SITTING/DINING ROOM, BEDROOM WITH EN-SUITE WET ROOM, BEDROOM 2 WITH STUDY /DRESSING ROOM, WET ROOM. DRIVEWAY PROVIDING PARKING, GREENHOUSE, LARGE TIMBER GARDEN STORE, EXTENSIVE PAVED TERRACE, GRAVELLED REAR GARDEN AREA, FRONT VEGETABLE/FRUIT GARDEN. 2ND STORE. VIEWS.



Door with obscure glazed windows to side to:

ENTRANCE PORCH: Tiled floor, cloaks hooks. Oak door to:

KITCHEN/BREAKFAST ROOM: Double glazed window to the rear, enjoying far reaching rural views. Fitted with comprehensive range of white base and wall units with laminate worktop over, inset with AEG induction hob with extractor over. AEG double oven with cupboards above and below. Sink unit with drainer to side. Corner carousel unit. Integrated AEG washing machine. Saucepan drawers. Space for upright fridge/freezer. Tiled splash-backs. Inset ceiling lights. Vinyl floor. Doors to bedrooms, wet room and

SITTING/DINING ROOM: Patio doors opening out onto the rear paved terrace enjoying stunning far reaching views, windows to rear and side. Wall light points. Space for dining table.

BEDROOM ONE: Double glazed window enjoying stunning far reaching panoramic views over countryside to the rear. 2 double doored wardrobe cupboards with hanging rails and shelves. Door to

EN-SUITE WET ROOM: Double glazed window to side. Fitted with white suite comprising WC, pedestal hand basin, walk in fully tiled shower. Extractor, inset lights. Tiled walls and floor. Ladder style heated towel rail.

BEDROOM TWO: Double glazed window to the front. 2 double doored wardrobe cupboards with hanging rails and shelves. Loft hatch with ladder to part boarded



PRICE GUIDE £ 525,000



storage area. Door to: Study/Dressing Room: Double glazed window to the front. Housing Worcester gas fired boiler.

WET ROOM: High level obscure double glazed window to side. Fitted with white suite comprising WC, pedestal hand basin, bidet and walk in shower with curtain. Inset ceiling lights, extractor. Tiled walls and floor. Ladder style heated towel rail. Mirror.

OUTSIDE: The property is approached from the road over a part shared private driveway with brick paved hard standing providing parking for three vehicles with large greenhouse and timber garden shed/workshop, light and power connected, housing workbench and storage area. To the rear of the property is an extensive paved terrace with gravelled planted garden area with low level hedging enabling far reaching panoramic views over adjoining countryside. The terrace extends across the rear of the property with path to the side and 2nd timber store. The enclosed front garden has been used to grow vegetable and fruit.

SERVICES: All mains services are connected. Gas central heating.

FLOOR AREA: 109 m² (1,173 ft²) Approx.

EPC RATING : 'C'

LOCAL AUTHORITY: Rother District Council.

COUNCIL TAX BAND : 'E'

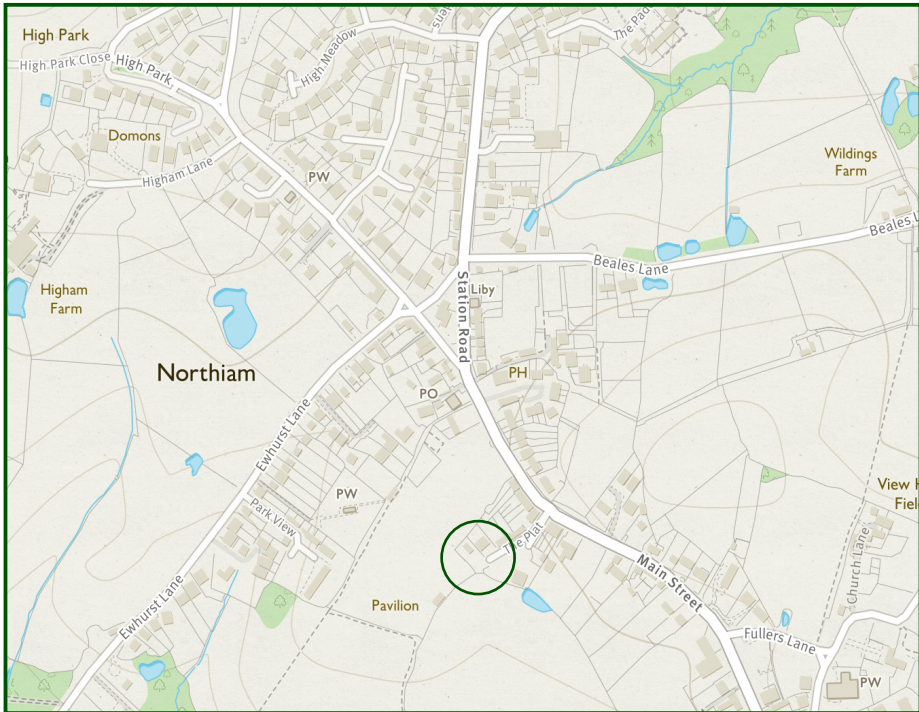
TENURE: Freehold

TRANSPORT LINKS: Ideally positioned for the commuter are Robertsbridge or Etchingam Station to the west, along with Headcorn & Staplehurst to the north all provide services to London Bridge, Waterloo, Charing Cross and Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

DIRECTIONS: Travelling towards Tenterden on the A28 through Northiam, turn left into The Plat shortly before the recreation field, continue to the end, Broad Field will be found immediately ahead.

What3Words (Location): ///absorbing.feast.roaming

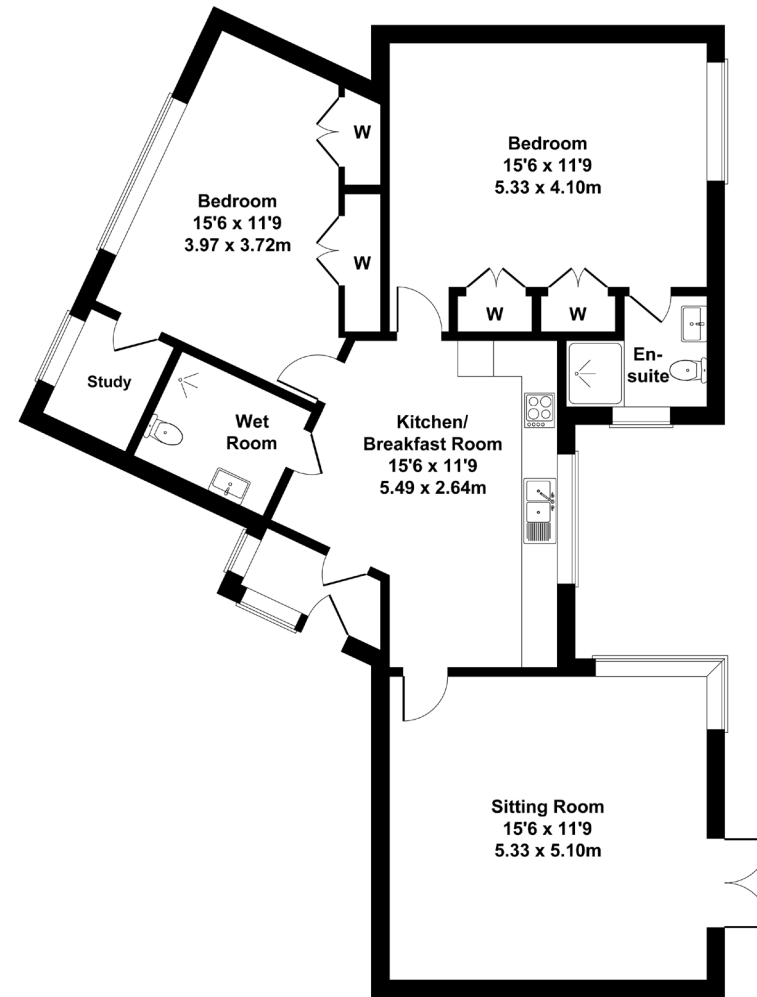
VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.



IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

Broadfield

Approximate Gross Internal Area
1173 sq ft - 109 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not to Scale.
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